



MORGANTOWN BOARD OF ZONING APPEALS

March 18, 2015
6:30 PM
Council Chambers

Leanne Cardoso, Chair
Bill Burton, Vice-Chair
Linda Herbst
George Papandreas
Jim Shaffer

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. MATTERS OF BUSINESS

- A. Minutes for the February 18, 2015 hearing

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. **V15-20 / Mon County Habitat for Humanity / Addison Circle**: Request by Evan Zuverink, on behalf of Mon County Habitat for Humanity, for variance relief from Article 1335.04 concerning a setback encroachment; Tax Map 24, p/o Parcel 41; R-1A, Single-Family Residential District.
- B. **V15-21 / Mon County Habitat for Humanity / Addison Circle**: Request by Evan Zuverink, on behalf of Mon County Habitat for Humanity, for variance relief from Article 1335.04 concerning a setback encroachment; Tax Map 24, p/o Parcel 41; R-1A, Single-Family Residential District.
- C. **V15-22 / Denny's Corporation / Hornbeck Road**: Request by Scott Copen of Cheat Road Engineering, Inc., on behalf of Grate Enterprises, Inc., for variance relief from Article 1353.07(C) concerning cladding materials; Tax Map 64, Parcel 4; B-5, Shopping Center District.
- D. **V15-16 / American Campus Communities / University Avenue & Jones Avenue**: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(Q)(4) concerning location of surface parking lot; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.
- E. **CU15-03 / American Campus Communities / University Avenue & Jones Avenue**: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for conditional use approval as it relates to a "Private Parking Lot" use under Article 1331.05 and an "Off-Site Parking Facility" under Article 1365.07; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
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304.284.7431



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A. V15-19 / American Campus Communities / University Avenue & Jones

Avenue: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(Q)(1) concerning ground floor space; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

B. V15-13 / American Campus Communities / University Avenue & Jones

Avenue: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1339.06(A) concerning maximum building height; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

C. V15-14 / American Campus Communities / University Avenue & Jones

Avenue: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(C) concerning building orientation; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

D. V15-18 / American Campus Communities / University Avenue & Jones

Avenue: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(Q)(7) concerning access to parking areas; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

E. V15-12 / American Campus Communities / University Avenue & Jones

Avenue: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(L) and Article 1339.07(F) concerning sidewalks; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

F. V15-11 / American Campus Communities / University Avenue & Jones

Avenue: Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1367 concerning landscaping and screening; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

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- G. V15-15 / American Campus Communities / University Avenue & Jones Avenue:** Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(P)(1) and Article 1361.03(P)(2) concerning building materials; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.
- H. V15-17 / American Campus Communities / University Avenue & Jones Avenue:** Request by Lisa Mardis of Project Management Services, on behalf of American Campus Communities, for variance relief from Article 1361.03(E), 1361.03(O)(1), and Article 1361.03(O)(6) concerning transparency, fenestration, and window recessing; Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20, Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208; R-3, Multi-Family Residential District.

V. ANNOUNCEMENTS

VI. ADJOURNMENT

Development Services

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If you need an accommodation, please contact us at 304-284-7431.